

Narrative

General Information

County Name: **Jefferson**

Person Performing Ratio Study: **Shane Thornsberry**

Sales Window (e.g. 1/1/19 to 12/31/19): *01/01/2018 to 12/31/2019*

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

Two years of sales were used. Due to the lack of adequate paired sales or re-sales data, a reliable indication of overall market movement in Jefferson County, solely as a function of time, cannot be reasonably supported. Therefore, no time adjustment has been applied to any property class.

Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market. *The following Townships were grouped in their respective classes:*

ResImp - Lancaster, Graham, Saluda, Milton, Monroe, Smyrna, and Republican. *Each of the Townships in this group are comprised of sparsely populated, agriculturally based economic areas. That combined with the lack of major roadways leads to having very similar socioeconomic conditions throughout.*

ResVac - *Given the socioeconomic consistency of the townships, in rural counties, the Residential vacant properties sales follow the same market patterns in each township throughout the county.*

ComImp – ComImp, ComVac, IndImp, IndVac. *Given the socioeconomic consistency of the townships, in rural counties, the commercial properties sales follow the same market patterns in each township throughout the county.*

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	<i>NONE</i>	
Commercial Vacant	<i>NONE</i>	
Industrial Improved	<i>NONE</i>	
Industrial Vacant	<i>NONE</i>	
Residential Improved	<i>NONE</i>	
Residential Vacant	<i>NONE</i>	

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

Madison Township, Hanover Township, and Republican Township

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

Yes, it was Completed

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.